



CITY OF FULSHEAR Incorporated 1977

30603 FM 1093

281-346-1796 (ph) 281-346-2556 (fax)

P.O. Box 279
Fulshear, Texas 77441

**PLANNING AND ZONING COMMISSION MINUTES
JUNE 6, 2014**

1. Call to Order

A Regular Meeting of the Planning and Zoning Commission was called to order by Co-Chairman, David Worley on Friday, June 6, 2014 at 8:03 a.m. in the Fulshear City Hall located at 30603 FM 1093 Road, Fulshear, Texas.

Members Present:

David Worley, Co-Chairman
Bill Archer
Harold Collins
Terry Cozart

Members Absent:

Derek Einkauf, Chairman
Mike Lavengco
One vacancy

City Staff Present:

D. (Diana) Gordon Offord, City Secretary
David Leyendecker, City Engineer
Michelle Killebrew, Building Official, came at 8:05 a.m.
C. J. Snipes, City Administrator, came at 8:10 a.m.
April Jensen

Others Present:

Amy Pearce
Rene Rodriguez
Ralph Wissel
Steve Sams
Gaby Tassin
And 3 others who did not sign in

2. Quorum

FULSHEAR PLANNING AND ZONING COMMISSION MINUTES
JUNE 6, 2014
PAGE 2

Co-Chairman Worley announced that a quorum was present.

3. Citizen's Comments

There were no Citizen's Comments.

4. PUBLIC HEARING –VARIANCE REQUEST

The Planning and Zoning Commission of the City of Fulshear hereby gives notice that a Public Hearing shall be held regarding a request from Todd Womack for the purpose of a monument sign at 5902 FM 1463 Road, Fulshear, Texas 77441.

Date: June 6, 2014

Time: 8:00 a.m.

Place: Fulshear City Hall, 30603 FM 1093 Rd., Fulshear, Texas 77441

Interested Parties may appear at the Public Hearing and be heard with respect to the application.

The application and site plan may be inspected by the Public at Fulshear City Hall Monday through Thursday from 8:00 a.m. – 5:00 p.m. and Fridays 8:00 a.m. – 3:00 p.m. For more information, contact the City Secretary, D. (Diana) Gordon Offord at Fulshear City Hall, 30603 FM 1093, Texas 77441. (Phone Number: 281-346-1796 X204)

Co-Chairman Worley announced that the Public Hearing opened at 8:04 a.m.

Todd Womack shared a drawing with the Commission what the sign would like.

Michelle Killebrew, Building Official, stated the monument sign would contain advertisement for other businesses not on their property and currently our sign ordinance does not allow for this. Ms. Killebrew stated there has been some discussion among herself and the city administrator that our sign ordinance should be modified.

Stephen Stanford, representative for CVS sign, stated that they had an internal process so they could keep the signs from being next to each other.

There was approximately an eight minute discussion on whether to approve variance or awaiting modification of the sign ordinance. No action was taken.

Co-Chairman Worley closed the Public Hearing at 8:12 a.m.

5. Approval of Minutes

May 2, 2014, Regular Meeting

A motion was made by Planning and Zoning Member Archer to approve the minutes as presented. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

FULSHEAR PLANNING AND ZONING COMMISSION MINUTES
JUNE 6, 2014
PAGE 3

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy

6. Consideration and possible action on Tamarron General Plan (revised)/Concept Plan Update

David Leyendecker, City Engineer, recommends that this plat be brought back with the lot sizes, names of major streets, shows adjoining tracts, and identify the abbreviations on the plat, etc.

C.J. Snipes, City Administrator, stated that a General Plan was approved with the development agreement but now the developer is requesting a change so must go through the process again.

Consideration of Tamarron General Plan dies for a lack of motion by the Commission.

7. Consideration and possible action on Tamarron Section 6/ Final Plat

A motion was made by Planning and Zoning Member Archer to approve Tamarron Section 6 Final Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy

8. Consideration and possible action on Tamarron Section 7/Preliminary Plat

David Leyendecker, City Engineer, stated there are some minor corrections but he would recommend approval since this is a preliminary plat.

A motion was made by Planning and Zoning Member Archer to approve Tamarron Section 7 Preliminary Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy

9. Consideration and possible action on Tamarron Section 8/ Preliminary Plat

David Leyendecker, City Engineer, stated the same situation exist with this plat but since changes are minor and this is a preliminary plat, they will have plenty of time to correct before final plat.

FULSHEAR PLANNING AND ZONING MINUTES
JUNE 6, 2014
PAGE 4

A motion was made by Planning and Zoning Member Collins to approve Tamarron Section 8 Preliminary Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy

10. Consideration and possible action on Tamarron Section 9/Final Plat

A motion was made by Planning and Zoning Member Cozart to approve Tamarron Section 9 Final Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy

11. Consideration and possible action on Fulbrook on Fulshear Creek Section 4/ Revised Final Plat

A motion was made by Planning and Zoning Member Archer to approve Fulshear Creek Section 4 Revised Final Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy

12. Consideration and possible action on West Firethorne Road Section 2 Street Dedication /Short Form Final

City Engineer, David Leyendecker, stated that he cannot find a Preliminary Plat that was approved for this Street Dedication. There was a short discussion among the Commission regarding this finding.

A motion was made by Planning and Zoning Member Archer that West Firethorne Road Section 2 Dedication/Short Form Final be denied per recommendations by City Engineer, David Leyendecker and that it be re-submitted for a preliminary and final as outlined in city ordinance. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy

FULSHEAR PLANNING AND ZONING COMMISSION
JUNE 6, 2014
PAGE 5

13. Consideration and possible action on Cross Creek Venture/Final Plat

A motion was made by Planning and Zoning Member Archer to approve Cross Creek Venture Final Plat subject to the recommendation by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy

14. Consideration and possible action on Fulshear Trace Street Dedication/First Extension Final Plat

City Engineer, David Leyendecker, stated he would recommend approval providing the City Planning letter show the correct title holder. Mr. Costello, representative for Fulshear Trace Plat, stated that this correction would be made.

A motion was made by Planning and Zoning Member Collins that Fulshear Trace Street Dedication First Extension Final Plat be approved subject to the recommendation by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy

15. Consideration and possible action to approve variance request: Monument Sign, 5902 FM 1463, Fry Road Center, Lot 1, Block 1

Planning and Zoning Member Archer stated he is not in favor of giving a variance to the sign ordinance and since the sign ordinance is in the process of being modified that the requestor should wait and resubmit his request. There was a short discussion among the members.

A motion was made by Planning and Zoning Member Archer to deny request for a variance: Monument Sign, 5902 FM 1463, Fry Road Center, Lot 1, Block 1. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy

16. Consideration and possible action to approve request for a 1 year extension for Cross Creek Ranch Detention and Water Basins Plat

A motion was made by Planning and Zoning Member Archer to approve request for a one year extension for Cross Creek Ranch Detention and Water Basins Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

FULSHEAR PLANNING AND ZONING MINUTES
JUNE 6, 2014
PAGE 6

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy

17. Adjourn

A motion was made by Planning and Zoning Member Collins to adjourn. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Collins, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Lavengco, and one vacancy